



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday, May 19, 2010

APPROVED: _____

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NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL THAT WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: [USE MARYLAND RELAY](tel:3016001100)) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: PlanningandZoning@FrederickCountyMD.gov

UPCOMING MEETINGS

Board of Appeals

Thursday, May 27, 2010 @ 7:00 PM

FcPc Meetings

Wednesday, June 9, 2010 @ 9:30 AM

Wednesday, June 16, 2010 -Tentative

*Contact The Division of Permitting and
Development Review (DPDR) at 301-600-1134
for preliminary/final plats, and site plan items*

- or -

*The Division of Planning at 301-600-1138 for
re-zonings, Ag-preservation, workshops, and
public hearing agenda items*

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
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9:30 A.M.

1. **PLANNING COMMISSION COMMENT** **INFORMATIONAL**
2. **AGENCY COMMENTS/AGENDA BRIEFING** **INFORMATIONAL**
3. **MEETING MINUTES** **APPROVAL**
 - a. March 17, 2010
 - b. April 21, 2010

4. **ZONING TEXT AMENDMENT (Public Hearing)** **RECOMMENDATION**
 - a. Communications Tower Text Amendment - A proposed Text Amendment to amend the definition of a communications antenna and permit by right the ability to locate a support pole structure within a transmission line lattice tower and to be permitted in all zoning districts. (Mark Depo, Larry Smith)

5. **W/S SPRING 2010 CYCLE (Public Hearing)** **RECOMMENDATION**

The following are requests to amend the County Water & Sewerage Plan, for the purpose of determining consistency with the County Comprehensive Plan.

WS-10-01	Damascus Road Community Church	Tax Map 89, Parcels 29, 69	Requesting addition of a Multi- use Sewer Symbol
WS-10-02	BOCC	Revisions to Ch.1 of W/S Plan: Changes t the 'PS' and '5' criteria to address municipal annexations, PUD/MXD re-zonings; and replacing the term 'Resource Conservation' with 'Natural Resource'	
WS-10-03	Town of New Market	Tax Map 801, Parcels 3759, 3871	Requesting reclassification from W-5 to W-3
WS-10-04	Charles Castle	Tax Map 78, Parcel 161	Requesting reclassification from W-5, S-5 to W-3, S-3

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WS-10-05	Monocacy Land Company	Tax Map 96, Parcel 41	Addition of a water tower symbol plus associated water infrastructure lines
WS-10-06	Urbana Corporate Center	Tax Map 96, Parcels 113, 162	Sewer infrastructure addition: 21-in. sewer line on the sewer map
WS-10-07	JSA Commercial Realty (M and M land Trust, owner)	Tax Map 77, Parcel 176	Requesting reclassification from W-5, S-5 to W-4, S-4

6. SITE PLAN

RESCISSION AND RE-APPROVAL

- a. [Mullinix Agro, Lot 13](#) - Requesting rescission (and re-approval with revised wording) of Conditions #1a and #2 of the April 14, 2010 Site Plan conditional approval for Storage Yard (with no buildings) on 25.2 acres. Located at the terminus of Agro Drive (near the intersection of Manor Woods Drive and Ballenger Creek Pike). Zoned General Industrial. Tax Map 94/Parcel 85. File # SP 79-18. A/P #'s: 10339 (SP); 10340 (APFO); & 10341 (FRO) (*Stephen O'Philips*)

7. ZONING TEXT AMENDMENT (Workshop)

INFORMATIONAL

- a. [Mixed Use \(Euclidean\) and Highway Service Zoning Districts Text Amendment](#) - The Division of Planning will present a summary of the proposed text amendment to create a new Mixed Use Euclidean zoning District to and the deletion of the Highway Service zoning district for review and comment by the Planning Commission. (*Eric Soter, Shawna Lemonds*)